STONECREST
GEORGIA

Special Land Use Permit Application

Applicant Information

Name: Jennifer Muncy

Address: 3130 Grundy Ave NW | Snellville, GA 30039

Phone: 305-537-0968 | Fax: | Email

Owner's Name: JD Homes

Owner's Address: P.O. Box 3358 Stockbridge, GA 30281

Phone: 770-506-2630 | Fax: 404-420-2489 | Email Leasing@jdhomes.org

Owner Information

Property Address: 3301 Corktree trl Stonecrest 30038 | Acreage: .4

Parcel ID: 15065010 15

Current Zoning Classification: Residential

Proposed Use of Property: Personal Care Home

Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? O Yes ☒ No

Property Information

Property Information: Residential property

Affiddavit

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Applicant's Name: Jennifer Muncy

Applicant's Signature: Jennifer Muncy | Date: 1/6/2021

Sworn to and subscribed before me this 6 Day of January 20 21

Notary

Notary Public: Tonicia Frazier

Signature:

My Commission Expires: 7/24/2023

TONICIA FRAZIER
Notary Public, Georgia
Gwinnett County
My Commission Expires
July 24, 2023

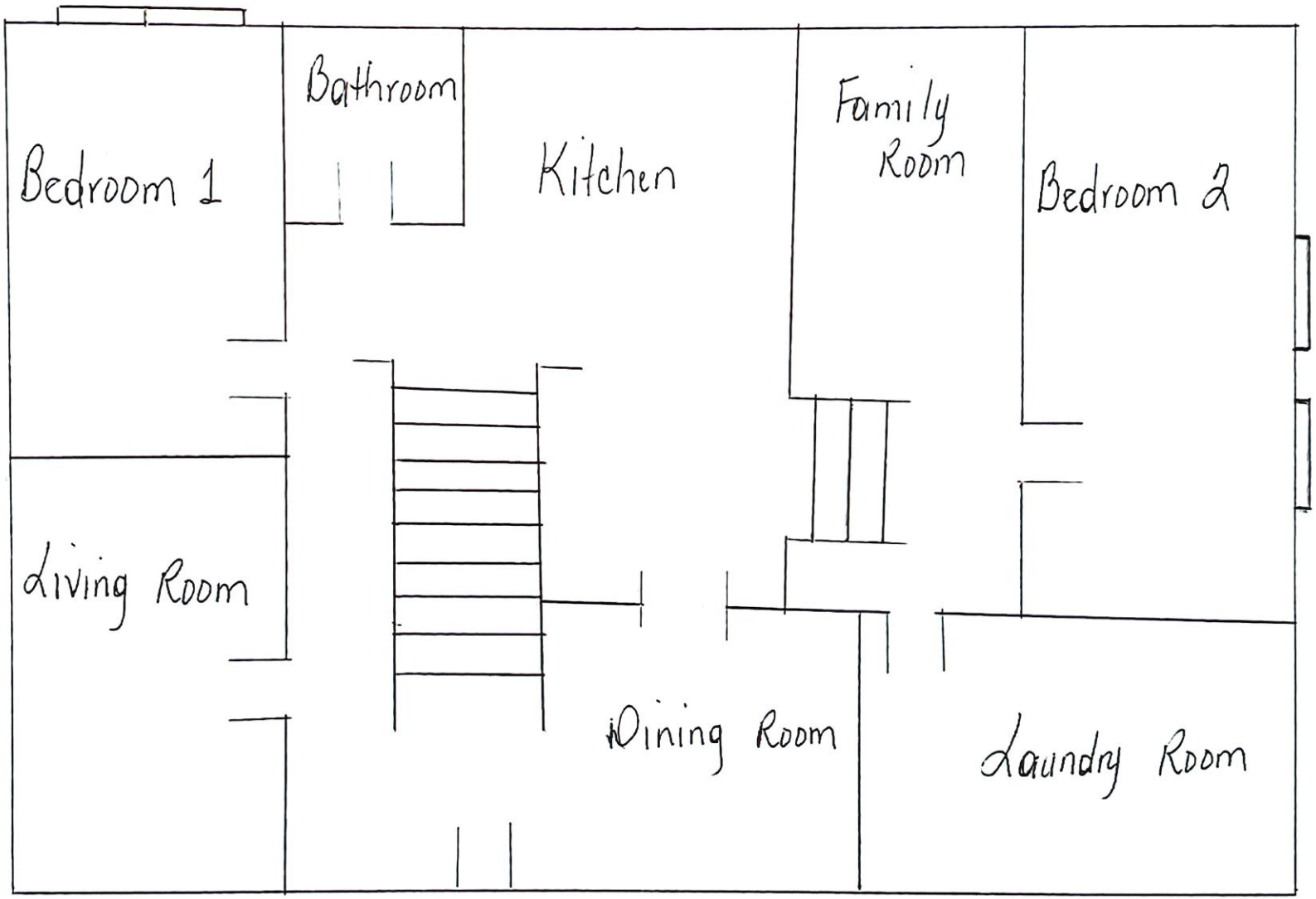
☐ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $ | Payment: ☐ Cash ☐ Check ☐ CC | Date:

☐ Approved ☐ Approved with Conditions ☐ Denied | Date:

08-03-2017

First Floor


Bathroom
Bedroom 1
Kitchen
Family Room
Bedroom 2
Living Room
Dining Room
Laundry Room

January 11, 2021

City Council Planning Commission
3120 Stonecrest Blvd Suite 155
Stonecrest, GA 30038

Re: Request for a Special Land Use Permit

Dear Board Members,

We are writing this letter to request a Special Land Use Permit be granted for 3301 Corktree Trail, Stonecrest, GA 30038. The purpose is to use the premises as a Personal Care Home. The home will not have a negative impact on the neighborhood. There will not be an increase in traffic or increase in noise to disturb the neighbors.

We would like to begin operation soon and hope that the City Council can consider this request at its earliest possible date.

Thank you for your consideration of this matter.

Sincerely,

Jennifer Mincy
L Rose-Burrell

Jennifer Mincy
Lallymay Rose-Burrell

Authentisign ID:
610773E7-A25D-4F50.A232.AB533AE4BBC6

LEASE FOR RESIDENTIAL PROPERTY

. In consideration of the mutual covenants set forth herein, the Lease is entered into between Shanedyra Donate (hereinafter "Landlord") and Lallymay Rose-Burrell & Jennifer Mincy (hereinafter "Tenant"). Landlord leases to Tenant and Tenant leases from Landlord, the Property known as Address:

3301 Corktree Trail Lithonia GA 30038

1. Term: The initial term of this Lease shall be 12 months, beginning on st ("Commencement Date"), through and including

   December 31 s 2021

2. Possession: If landlord is unable to deliver possession of the Property on the Commencement Date, rent shall be abated on a daily basis until possession is granted. If possession is not granted within fifteen (15) days of the commencement date, tenant may terminate this lease in which event landlord shall promptly refund all deposits to tenant. Landlord shall not be liable for delays in the delivery of possession to tenant or any expenses caused.

3. Rent: Tenant shall pay rent in advance in the sum of:
   One Thousand Four Hundred Dollars ($1400.00) per month on the first day of each month during the lease term. If the commencement date begins on the 2nd day through the last day of any month, the rent shall be prorated for that portion of the month and shall be paid at the time of leasing the property.

4. Late Pa ment & Service Char e for Returned Checks: Rent not paid in full by the fifth (5) day of the month shall be late. Landlord has no obligation to accept any rent not received by the 5th of the month. If late payment is made and landlord accepts the same, the payment must be in the form of cash, cashier's check or money order and must include a late charge of 10% of monthly rent and, if applicable, a service charge for any returned check of $35.00. Landlord reserves the right to refuse to accept personal checks from tenant after one or more of tenant's personal checks have been returned by the bank unpaid. If all rent, with late fees, is not paid by the 10th of the month, eviction will occur on the 1 1 th of the month. Tenant agrees to waive all eviction process and understands that all monies owed will be pursued in magistrate court. Tenant agrees and understands that this serves as dispossessory notice if all rent with late fees is not paid by the 10th of the month.

5. Security Deposit to be Held by Landlord: Tenant agrees to security deposit of:
   Two Thousand Eight Hundred ($2800.00) cash, money order and/or check with landlord before taking possession of the property as security for tenant's fulfillment of the conditions of this lease ("Security Deposit"). The Security Deposit shall be held by the

Authentisign ID: 640773E7 A25D4F50.A232-AB533AE4BBC6

references to any notice required to be given or due dates of rental payments shall be strictly construed.

i) Waiver of Homestead Exemption: Tenant for himself and his family waives all exemptions or benefits under the homestead laws of Georgia.

j) Governing Law: This Agreement may be signed in multiple counterparts and shall be governed by and interpreted pursuant to the laws of the State of Georgia.

k) Insurance: The Landlord shall maintain insurance only to cover the desired premises. It is the sole responsibility of the Tenant to maintain insurance to cover any content of said house and to provide liability insurance for his own benefit.

21. Military Activation: If Tenant is called to active duty during the term of this Lease, Tenant shall present to Landlord official orders activating Tenant; then and in that event, this Lease shall be controlled by the Soldiers' and Sailors' Civil Relief Act.

22. Inspections: Tenant agrees that Landlord has the right to conduct monthly or quarterly inspections on the property. Landlord will always give a 24-hour notice before entering property. Tenant may choose to be present or not.

23. Exhibits: All exhibits attached hereto, listed below or referenced herein are made a part of this Lease. If any such exhibit conflicts with any preceding paragraph, said exhibit shall control.

24. Dispossessory Fee: Notwithstanding anything to the contained herein, if tenant owes any outstanding additional rent and/or charges, landlord may file a dispossessory action in the county in which the premises is located. In the event that a dispossessory action is filed against the tenant, an administrative fee of $250.00 will be assessed to tenant to cover costs of filing fees, court costs and/or attorney fees.

25. Special Stipulations:

_____

_____

_____

In Witness Whereof, the parties hereto have set their hand and seal the day and year first written above.

Authentisign

Lallymay Rose_Burrell

12/28/2020

Tenant's Signature | Date | Social Security Number

12/28/2020

getttiße.% MittC¶

Tenant's Signature | Date | Social Security Number

JD HOMES
MANAGEMENT & SALES

Specializing in the Leasing, Management & Sales of All Residential Property

March 1st ,2021

Lallymay Rose-Burrell

Jennifer Mincy

3301 Corktree Trail

Lithonia, GA 30038

To whom it may concern,

Lallymay Rose-Burrell and Jennifer Mincy D.B.A Silver Sands Group Home has my permission to file the application for 'USE of Land" for the property located at 3301 Corktree trail Lithonia GA. 30038 to be used as group home. Please contact our office at 770-506-2630 if you have any questions are concerns.

Thank you,

JD Homes & Shanedyra Donate

ANNETTE POWELL
Notary
Public
Henry County, GEORGIA

EXP 24TH DAY OF JUNE 2023

Annette Powell

OFFICE: (770) 506-2630| FAX: (404) 420-2484 | P.O. BOX 2358 STOCKBRIDGE, GA 30281| WWW.JDHOMES.ORG

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT
IS SUBJECT TO ALL LEGAL EASEMENTS AND THIS PROPERTY BY THIS SURVEYOR
RIGHTS-OF-WAY PUBLIC OR PRIVATE * L E G E N D *
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON
REPRESENT PHYSICAL FIELD CONDITIONS BY AKA ALSO KNOWN AS
EVIDENCE OF APPARENT POSSESSION (IRON PIN SAPD AS PER DEED
FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALLAPP AS PER PLAT
LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, B/L BUILDING (SETBACK) LINE
ETC.) THEY MAY DIFFER AND BE IN CONTENTIONCTP CRIMP TOP PIPE FOUND
FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY
COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER
SURVEYOR OPINIONS AND/OR NEIGHBORS
SURVEYS/PLATS. A FULL LAND TITLE REPORTFEE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET OPINION ON ALL PROPERTIES, INCLUDING ADJACENT FKA FORMERLY KNOWN AS SW SIDEWALK
AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO IRON PIN FOUND SSE SANITARY SEWER EASEMENT RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR L ARC LENGTH SSCO SANITARY SEWER CLEANOUT
DISCREPANCIES LAND LOT -X- FENCE LINE
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF FILL N LAND NEIGHBOR'S LOT LINE WALL
A CURRENT TITLE COMMITMENT. EASEMENTS AND
ENCUMBRANCES MAY EXIST WHICH BENEFIT AND
BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT
TO REVISIONS AND UPDATE UPON RECEIPT OF SAID
TITLE COMMITMENT
BUILDING LINES SHOWN HEREON DERIVED FROM
VARIOUS ONLINE SOURCES. THEY MAY BE IN
CONTENTION WITH OR DIFFER FROM INTERPRETATIONS
OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S
OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES
ED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.
E: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER,
RM, GAS, WATER, ETC., HAVE NOT BEEN FIELD
ATED BY CONVENTIONAL SURVEY METHODS.

MAGNETIC N

THIS PLAT.

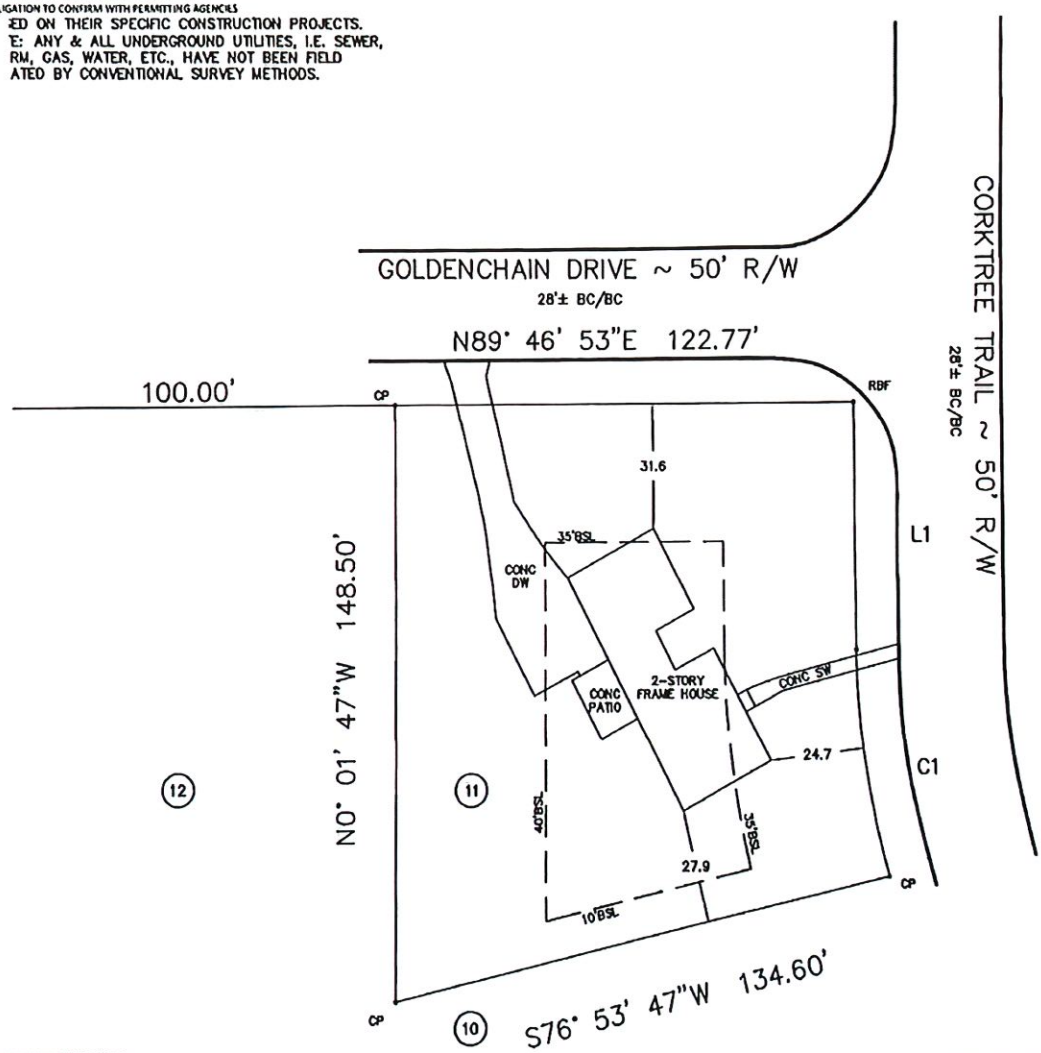
NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR

H/F NOW OR FORMERLY
NAIL NAIL FOUND
PLAT (BOOK/PAGE)
POINT OF BEGINNING
CP COMPUTED POINT
POC RADIUS POINT OF LENGTHCOMMENCEMENT
D DEED (BOOK/PAGE)R/W RIGHT OF – WAY
DW DRIVEWAY RBE REINFORCING BAR FOUND
P EDGE OF PAVEMENT (1/2" UNO)

CURVE	RADIUS	LENGTH	CHORD	CH.BEARINC
		204.31'	56.94'	S6.75' s 08°3 4' 00"E

LINE	DIST.	BEARING
		62.29' s 00°3 4' 59"E

BASED ON THEIR SPECIFIC



CONSTRUCTION PROJECTS.

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS

RBE

PROPERTY ADDRESS: 3301 Corktree Trail
Stonecrest, GA 30038

LAND AREA:
16688 SF
0.383 AC

IMPERVIOUS AREA:
DW:1097 SF
PATIO: 183 SF
HOUSE: 1606 SF
STOOP: 13 SF swill SF
EXIST= 3010 SF=18.02

ZONING: R-100

0 30
SCALE 1" = 30'

p LAT PREPARED FOR:

3301 Corktree
Trail

LOT 11	BLOCK D	CLEVELAND WOODS SUBDIVISION	
LAND LOT 65	15th DISTRICT		BY:
DeKALB COUNTY, GEORGIA		FIELD DATE: 1—10-2021	NH
LOCATED IN STONECREST		DRAWN DATE: 1-11-2021	TW
REFERENCE: PLAT BOOK 61, PAGE 18 REFERENCE: DEED BOOK p AGE		ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED	

SURVEY SYSTEMS ATLANTA

SURVEY SYSTEMS ATLANTA
2156 W Park ct, Ste D,
COA #LSF000867,
Call 678-591-6064

GEORGIA PROFESSIONAL LAND SURVEYOR No 3030 CHARLES W. LOVELESS

TA
Stone Mtn, GA 30087
mySystemsAtlanta.com
Office 404-760-0010

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

Sec. 4.2.13. - Automobile wash service, principal, accessory, detail or mobile.

A. Automobile wash services shall provide a paved area with capacity to store five vehicles waiting to use automatic carwash facilities, and two vehicles per bay for self-service car washes.

B. Wastewater from all automobile wash services shall be pretreated in accordance with watershed management standards prior to being drained into the public sanitary sewer or into any stormwater structure, as may be approved by the director of planning.

C. No storage or repair of vehicles shall be allowed on property on which the car washing facility is located.

D. An accessory single-bay automatic (not self-service) car wash completely enclosed except for openings necessary to allow entry and exit of vehicles shall be permitted subject to the following:

1. The car wash structure shall be constructed of building materials consistent with that of the principal building, including the roof.
2. The doors of the car wash building shall be fully closed when the facility is not available for operation.
3. The car wash structure shall be located behind the rear building line of the principal building,

(Ord. of 8-2-2017, § 1(4.2.13))

STONECREST

Applicant/Petitioner
Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature: Rose-Burrell		Date:
	Address: 1606 Randolph ct	City, State: Monroe	Zip: 30655
	Phone: 347-600-0185		
	Sworn to and subscribed before me this 5 day of Jan, 2021		
	Notary Public: John Breedlove		
Attorney / Agent	Signature:		Date: 01-5-21
	Address: 146 Mile Jc- bub	City, State: Monroe, GA	Zip: 30655
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
	Notary Public:		

JOHN BREEDLOVE
MY COMMISSION EXPIRES
October 17, 2023
WALTON COUNTY, GEORGIA
NOTARY PUBLIC

STONECREST

Property Owner(s)
Notarized Certification

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing of the application Including all subsequent application amendments.

Property Owner (If Applicable)

Signature: [signature] Date: 01-6-21

Address: 2651 Poydras City, State: New Orleans Zip: 70119

Phone: 7-506-2630

Sworn to and subscribed before me this 6TH day of JANUARY, 20 21

Notary Public: ANNETTE POWELL Notary Public Henry County, GEORGIA

EXP 24TH DAY OF JUNE 2023.

Annette Powell

Property Owner (If Applicable)

Signature: Date:

Address: City, State: N/A Zip:

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

Property Owner (If Applicable)

Signature: Date:

Address: City, State: N/A Zip:

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public: ANNETTE POWELL Notary Public Henry County, GEORGIA

STONECREST

Applicant/Petitioner
Notarized Certification

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Applicant / Petitioner

Signature: Jennifer Gilmey | Date:

Address: 6130 Grundy Ivds Dr | City, State: Snellville, GA | Zip: 30039

Phone: 305-527-0968

Sworn to and subscribed before me this 6th day of January, 2021

Notary Public: Tonicia Frazier

TONICIA FRAZIER
Notary Public, Georgia
Gwinnett County
My Commission Expires
July 24, 2023

Attorney / Agent

Signature: | Date: 1/6/21

Address: 2288 Main Street E | City, State: Snellville, GA | Zip: 30078

Phone: 770-972-4840

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

STONECREST GEORGIA

Special Land Use Permit Application

Applicant Information

Name: LALLYMAY ROSE-Burrell

Address: 11606 Randolph Ct | Monroe GA | 30655

Phone: 347-600-0185 | Fax: | Email: Silversandsgrouphomes@gmail.com

Owner's Name: JD Homes

Owner's Address: P.O BOX 2358 Stockbridge, GA 30281

Phone: 770-506-2630 | Fax: 404-420-2484 | Email: Leasing@JDhomes.org

Owner Information

Property Address: 3301 Corktree Trail Stonecrest 30038 | Acreage: .4

Parcel ID: 15065010 15

Current Zoning Classification: Residential

Proposed Use of Property: Personal Care Home

Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? O Yes ☒ No

Property Information

Property Information: Residential Property

Affiddavit

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Applicant's Name: LALLYMAY Rose-Burrell

Applicant's Signature: L Rose-Burrell | Date: 1-5-21

Sworn to and subscribed before me this 5 Day of Jan 20 21

Notary

Notary Public: John Breedlove

Signature: JOHN BREEDLOVE

My Commission Expires: 10-17-23

JOHN BREEDLOVE MY COMMISSION EXPIRES October 17, 2023 WALTON COUNTY, GEORGIA NOTARY PUBLIC

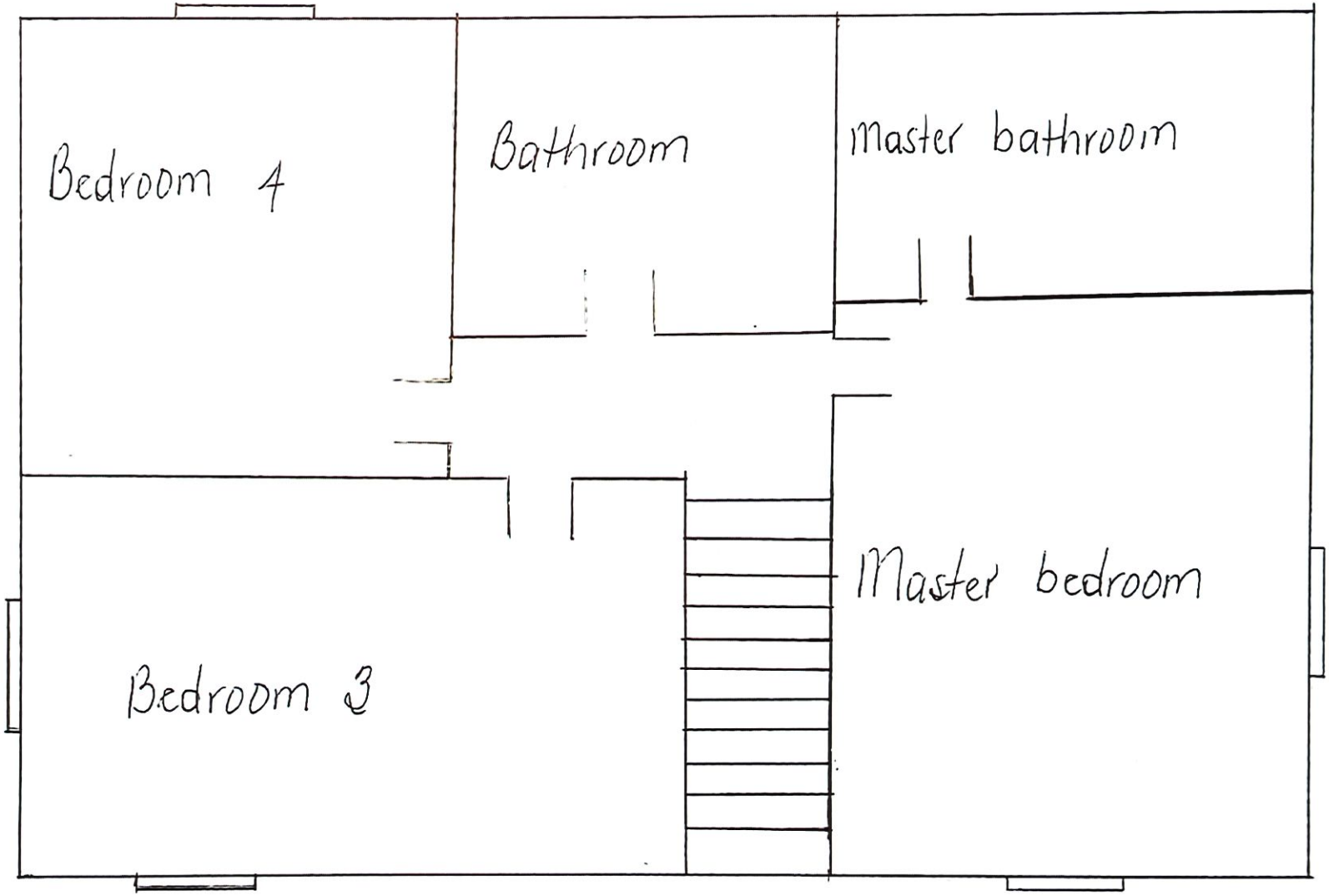
☐ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $ | Payment: ☐ Cash ☐ Check ☐ CC | Date:

☐ Approved ☐ Approved with Conditions ☐ Denied | Date:

08-03-2017

Second Floor



Special Land Use Permit Criteria Questions

a) Yes, the size of the site is adequate for the use contemplated and there is adequate land area available for the proposed use including provision of all required yard, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.
b) Yes, the proposed use is compatible with adjacent properties and land uses and with other properties and land uses in the district.
c) This is a private residence therefore there will be no public services or public facilities available. However, public utilities will be utilized.
d) Yes, the public street is adequate for the proposed use. There is sufficient traffic-carrying capacity for the use proposed. There will be no increased traffic to create congestion in the area.
e) No, existing land uses located along access routes to the site will not be adversely affected. The proposed use will not affect the traffic flow.
f) Ingress and egress to the subject property and to all proposed buildings, structures, and pedestrian will not be affected and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency will not be affected.
g) The proposed use will not create an adverse impact upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.
h) The proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.
i) The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.
j) The proposed plan is consistent with the requirements of the zoning district classification in which the use is proposed to be located.
k) The proposed use is consistent with the policies of the comprehensive plan.
l) The proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located.
m) There is adequate provision of refuse and service areas.
n) The length of time for which the special land use permit is granted should not be limited in duration.
o) The size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.
p) The proposed plan will not adversely affect historic buildings, sites, districts, or archaeological resources.
q) The proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
r) The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.
s) The proposed use would not result in a disproportionate proliferation of that or similar uses in the subject character area.
t) Yes, the proposed use would be consistent with the needs of the neighborhood or to the community as a whole, be compatible with the neighborhood.